WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/26/09

(AFFIX SEAL)

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
Buyers Title & Escrow, LLC
5210 Maryland Way
Suite 201
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacklyn Barrow	Jacklyn Barrow	176-1-87
(NAME)	(NAME)	
1801 Hickory Lawn Court	1801 Hickory Lawn Court	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarence Hight, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacklyn Barrow, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 239, on the Plan of Peppertree Forest Subdivision, Section 18, of record in Plat Book 8250, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence Hight, by deed of record in Instrument No. 20040213-0017271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Clarence Hight by Daryl A. Hight as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050831-0104616, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1801 Hickory Lawn Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/31/05 15:26 2 pg
Fees:13.00 Taxes:480.63

20050831-0104617

Witness my hand this ~~22nd~~ 26th K.H. day of August, 2005.

Clarence Hight by Daryl A. Hight, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the ~~22nd~~ 26th K.H. day of August, 2005, before me personally appeared Daryl A. Hight, the person who executed the foregoing instrument on behalf of Clarence Hight and who acknowledged that he executed the same as the free act and deed of the said Clarence Hight, through Power of Attorney granted him by the said Clarence Hight.

Witness my hand and official seal at Nashville, Tennessee this ~~22nd~~ 26th K.H. day of August, 2005.

Commission expires: 5/30/07

KAY STN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

AUG. 24. 2005 10:17AM ADVANTAGE TITLE 615-777-2015 NO. 3690 P. 2/2